GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of land use from Conservation use zone to Manufacturing use zone in Sy.Nos.305/P, situated at Pocharam (V) Ibrahimpatnam (M), Rangareddy District to an extent of 12101.00 Sq.mts for setting up unit for 'Warehouse' under 'Green' category applied by M/s. Motoori Rekha, Rep by Smt. Motoori Rekha under TG-iPASS - Confirmation of Draft variation - Notification - Issued.

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METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 53 **Dated: 10-02-2026**

Read the following:-

1. From the Metropolitan Commissioner, HMDA, Letter.No. MIC0060035143781/CLU/TGiPASS/Plg/HMDA/2025, Dated:24.11.2025
2. From the Metropolitan Commissioner, HMDA Letter.No. MIC0060035143781/CLU/TGiPASS/Plg/HMDA/2025, Dated:02.12.2025
3. From the Metropolitan Commissioner, HMDA Letter.No. MIC0060035143781/CLU/TG-iPASS/Plg/HMDA/2025, Dated: 06.01.2026
4. Minutes of the Change of Land Use Committee meeting held on 12.01.2026.

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ORDER:

The draft variation to the land use envisaged in the Notified Metropolitan Development Plan MDP 2031, approved vide G.O.Ms.No.33 MA, dt:24-01-2013 issued in reference 2nd read above, was published in the extraordinary issue of the Telangana Gazette Part-II No.698-A, Dated:02.12.2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid Change of land use charges of Rs.18,15,150/- (Rupees Eighteen Lakhs Fifteen Thousand One Hundred Fifty Only) towards conversion charges vide transaction No.FCM-251128JXDPYF, Dt.28.11.2025 and same is credited into HMDA account. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Metropolitan Development Plan MDP 2031, approved by the Government vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.305/P, situated at Pocharam (V) Ibrahimpatnam (M), Rangareddy District to an extent of 12101.00 Sq.mts which is presently earmarked for conservation use zone in Metropolitan Development Plan MDP-2031, notified vide

P.T.O

G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Manufacturing use zone for setting up unit for Warehouse under 'Green' category **subject to the following conditions**:

a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168 dt: 07.04.2012 and G.O.Ms.No.33 MA, dt.24.01.2013.

b) The applicant shall leave 3.00Mtrs Green buffer strip all along the site in order to segregate industrial activity from the Conservation use zone activity.

c) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.

d) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.

e) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.

f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.

g) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan Road area covered within the applicant site.

h) CLU shall not be used as proof of any title of the land

i) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

j) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : Existing road.
South : Conservation use zone & Sy.No.305/P of Pocharam (V).
East : Conservation use zone & Sy.No.305/P of Pocharam (V).
West : Conservation use zone & Sy.No.305/P of Pocharam (V).

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER